

118.0

0005

0001.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

692,000 / 692,000

USE VALUE:

692,000 / 692,000

ASSESSED:

692,000 / 692,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		HANCOCK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LILLEY MATTHEW & FELICITY	
Owner 2:	
Owner 3:	

Street 1: 38 HANCOCK ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1: BROWN RUBEN E -
Owner 2: SANDLAND JESSICA -

Street 1: 38 HANCOCK ST
Twn/City: ARLINGTON

St/Prov: MA Cntry:
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,078 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Clapboard Exterior and 1428 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6078		Sq. Ft.	Site		0	70.	0.99	6									421,639						421,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6078.000	269,500	900	421,600	692,000		76401
							GIS Ref
							GIS Ref
							Insp Date
							10/04/18

Total Card / Total Parcel
692,000 / 692,000
692,000 / 692,000
692,000 / 692,000



USER DEFINED

Prior Id # 1:	76401
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	23:42:13
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

Parcel ID 118.0-0005-0001.B

!9197!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	269,500	900	6,078.	421,600	692,000	692,000	Year End Roll	12/18/2019
2019	101	FV	218,100	1000	6,078.	415,600	634,700	634,700	Year End Roll	1/3/2019
2018	101	FV	217,700	1000	6,078.	319,200	537,900	537,900	Year End Roll	12/20/2017
2017	101	FV	217,700	1000	6,078.	301,200	519,900	519,900	Year End Roll	1/3/2017
2016	101	FV	200,900	1000	6,078.	277,100	479,000	479,000	Year End	1/4/2016
2015	101	FV	188,500	1000	6,078.	259,000	448,500	448,500	Year End Roll	12/11/2014
2014	101	FV	188,500	1000	6,078.	238,500	428,000	428,000	Year End Roll	12/16/2013
2013	101	FV	188,500	1000	6,078.	238,500	428,000	428,000		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWN RUBEN E,	67720-558		7/29/2016		576,000	No	No		
RYAN BERNARD C	38630-355		4/1/2003		395,000	No	No		
CHURCH CHARLES	35426-255		5/7/2002		345,000	No	No		
BLACK LAWRENCE	25983-187		1/19/1996		222,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2015	1486	Re-Roof	5,500					
9/9/2015	1290	Alterati	30,000		9/9/2015			Rebuild existing d

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	CC	Chris C
3/21/2017	SQ Returned	MM	Mary M
3/3/2009	Measured	372	PATRIOT
7/26/2003	MLS	MM	Mary M
2/15/2000	Measured	270	PATRIOT
10/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 5	- Cape			Full Bath: 2	Rating: Good																		
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 1 - Concrete				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 2 - Clapboard				A HBth:	Rating:																		
Sec Wall:				OthrFix:	Rating:																		
Roof Struct: 1 - Gable				OTHER FEATURES																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																		
Color: TAN				A Kits:	Rating:																		
View / Desir:				Fpl: 1	Rating: Average																		
				WSFlue:	Rating:																		
GENERAL INFORMATION								CONDOS INFORMATION															
Grade: C - Average				Location:				1st Res Grid				Desc: Line 1											
Year Blt: 1960		Eff Yr Blt:						# Units: 1															
Alt LUC:		Alt %:						Level				FY LR DR D K FR RR BR FB HB L O											
Jurisdct:		Fact: .						Other															
Const Mod:								Upper															
Lump Sum Adj:								Lvl 2															
								Lvl 1															
								Lower															
INTERIOR INFORMATION								Totals				RMs: 8	BRs: 3	Baths: 2	HB								
Avg Ht/FL: STD				% Own:				REMODELING				RES BREAKDOWN											
Prim Int Wall: 1 - Drywall				Name:				Exterior:				No Unit	RMS	BRS	FL								
Sec Int Wall:								Interior:				1	8	3									
Partition: T - Typical								Additions:															
Prim Floors: 3 - Hardwood								Kitchen:															
Sec Floors:								Baths:															
Bsmnt Flr: 12 - Concrete								Plumbing:															
Subfloor:								Electric:															
Bsmnt Gar:								Heating:															
Electric: 3 - Typical								General:															
Insulation: 2 - Typical								Totals				1	8	3									
Int vs Ext: S																							
Heat Fuel: 2 - Gas																							
Heat Type: 3 - Forced H/W																							
# Heat Sys: 1																							
% Heated: 100	% AC: 100																						
Solar HW: NO	Central Vac: NO																						
% Com Wall	% Sprinkled:																						
MOBILE HOME				Make:				Model:				Serial #:				Year:							
SPEC FEATURES/YARD ITEMS								PARCEL ID 118.0-0005-0001.B															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
A2	WOOD SHD	D	Y	1	14X16	A	AV	1970	6.89	T	39.2	101			900		900						
More: N								Total Yard Items:				900				Total Special Features:							
								Total:				900											